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THE TELANGANA GAZETTE
PART - I EXTRAORDINARY
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No. 27]

HYDERABAD, WEDNESDAY, FEBRUARY 1, 2023.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(II)

HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE SITUATED AT BASHEERBAGH, HYDERABAD.

[G.O.Ms.No.7, Municipal Administration & Urban Development (II), 21st January, 2023.]

(Errata to G.O.Ms.No. 178, MA & UD Dept. Dt: 1.10.2022)

For the word “GHMC Circle No. IX (old circle No.III)” in the Notification of the G. O. read above the word “ GHMC Circle No. VIII (old circle No. VI)” shall be substituted.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PERI URBAN USE TO RESIDENTIAL USE IN KANDI (V&M), SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.9, Municipal Administration & Urban Development (Plg. I(1)), 21st January, 2023.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No. 33 MA, dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 729, 730, 733, 734, 736, 737, 738, 739, 740, 745, 746, 747, 749, 750, 751, 752, 753, 754 & 755 of Kandi (V&M), Sanga Reddy District to an extent of 89536.69 sq.mts, (Ac.22.12)., which is presently earmarked as Peri Urban use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33, MA, dt: 24.01.2013 is now designated as Residential Use, **subject to the following conditions:**

- (a) The applicant shall obtain prior permission form HMDA before undertaking any development in the site under reference.

- (b) The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- (c) The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- (d) The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- (h) The owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The change of land use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per law.
- (k) The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (m) The applicant shall handover road affected area to local body at the time of developments in the proposed site.

SCHEDULE OF BOUNDARIES

North	:	Existing nala then 60mts. wide BT road (200 feet Bombay Highway)
South	:	Nala & vacant land
East	:	Vacant land & HT Line passing
West	:	Nala & vacant land

VARIAION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE-1(R1) TO MANUFACTURING USE ZONE IN CHETLAPOTHARAM (V), JINNARAM (M), SANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.10, Municipal Administration & Urban Development (Plg.I(1)), 23rd January, 2023.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the MDP-2031 notified vide G.O.Ms.No. 33, MA, dt: 24.01.2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 72/1/1/1/2 of Chetlapotharam (V), Jinnaram (M), Sangareddy District to an extent of 1783.37 Sq. Mts, which is presently earmarked for Residential use zone-1(R1) in the notified MDP-2031, vide G.O.Ms.No.33, MA, dt: 24.01.2013 is now designated as manufacturing use zone for setting up unit of Corrugated Boxes under Green Category, **subject to the following conditions:**

- a) A full-fledged, functional STP / ETP shall established as per PCB norms. The ETP should be part of project & to be build prior to commissioning & 'Zero Liquid Disposal' Category norms to be implemented.

- b) The remaining portion of the existing 12.00 mts. wide CC road in Sy.Nos. other than Sy.No.72 has to be handed over to the Local Body free of cost by way of registered Gift Deed before issue of final orders.
- c) The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt. 07.04.2012 and G.O.Ms.No. 33, MA, dt. 24.01.2013 and their subsequent amendments.
- d) The applicant has to leave 3.00 Mtrs. Green buffer strip all along the site in order to segregate industrial activity from the other use activities.
- e) The change land use is exclusively for the purpose of Industry use. If any violation, the change of land use will be revoked.
- f) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
- h) CLU shall not be used as proof of any title of the land.
- i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- j) The Change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North :	Sy.No.72/P of Chetlapotharam (V).
South :	Sy.No.72/P of Chetlapotharam (V).
East :	Sy.No.72/P of Chetlapotharam (V) & existing 12.00 mts. wide CC road.
West :	Sy.No.70/P of Chetlapotharam (V).

ARVIND KUMAR,
Special Chief Secretary to Government.

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